

VI. DEVELOPMENT GUIDELINES AND STANDARDS

A. PURPOSE

The purpose of this section is to provide a summary of development standards that will be applied to the development of the Monterey Park Towne Centre. Such provisions include permitted uses, materials, tenant storefronts, lighting, landscaping, signs, colors, parking, setbacks, building height, as well as access and circulation. Standards for the development and activities not specifically addressed in the Precise Plan shall be those applicable under the current Zoning and Municipal Codes.

B. PERMITTED USES

The proposed project is currently designated as a Central Business Zone. The plan will be processed under the Planned Development Overlay Zone and shall have the permitted uses as allowed in the Central Business Zone. The proposed project is also located in the area designated by the General Plan MU-I. The following uses shall also be permitted (but not limited to) within the development of the site:

1. Residential Uses

Residential uses shall be as follows:

- a. New or constructed multiple dwelling units;
- b. Condominiums, as defined in Section 783 of the Civil Code of the state of California;
- c. Community apartment project as defined in Section 1104 of the Business and Professions Code;
- d. Stock cooperative as defined in Section 1103.2 of the Business and Profession Code;

2. Accessory uses.

Accessory uses shall be as follows:

- a. Accessory buildings or structures;
- b. Accessory off-street parking facilities;
- c. Household pets not in excess of one over three months of age for each dwelling unit;

- d. The storage of the building materials during the construction of any building or part thereof, and for a period of not to exceed thirty days after construction is completed;
- e. Not to exceed one home occupation per dwelling unit, as defined herein Section VI-D-1;
- f. Open spaces.

C. CONDITIONAL USE PERMITS

The Planned Development Overlay Zone gives the City the ability to permit uses that would otherwise require the approval of a Conditional Use Permit (CUP). Restaurants serving alcoholic beverages, and health gyms would normally require a CUP, but these uses have been integrated into the site planning for the project. Since these uses would be appropriate for this type of development and compatible with surrounding properties, it is therefore proposed that CUP's will not be required in the instance of this project.

D. MIXED-USE LAND USE REGULATIONS AND DEVELOPMENT

These regulations will be included in the PD (Planned Development) overlay zone in the City of Monterey Park zoning code in order to regulate the development of mixed-use projects in downtown.

1. DEFINITIONS

- a. Mixed-Use Project - Mixed-use projects shall combine residential uses with one or more of the following uses: office, retail, entertainment, and restaurant, or community facilities. Mixed-use projects may be arranged vertically (ground-level retail, office, restaurant, entertainment, or community facility with residential uses above) or horizontally (commercial uses on a portion of the property linked by pedestrian connections to residential uses as part of a unified development project).
- b. Building Frontage - The building frontage measures the linear feet of the building or buildings that front onto a major arterial street, not including driveways and pedestrian courtyards between buildings.
- c. Ground Floor - Ground floor is the lowest level within the building that is accessible from and within three feet above or two feet below the grade of the adjoining sidewalk.

- d. Home Occupation - An occupation carried on by the occupant of a dwelling as an accessory use to the customary residential purpose. Refer to Monterey Park Zoning Code 21.04.380 for criteria in determining a valid Home Occupation.
- e. Pedestrian Realm – The Pedestrian Realm is a 12-15 foot wide area located between the face of the curb of a major arterial street and the face of the building. The pedestrian realm includes any parkway, sidewalk, and landscape areas. The pedestrian realm may include both public and private property where the public right-of-way is not 12-15 feet wide. Pedestrian amenities, street trees, street furniture, bus stop facilities, and other landscaping, as specified in this ordinance, shall be included in the public realm.

2. LAND USE REGULATIONS

- a. For mixed-use projects, all uses and accessory uses of the Underlying Zone and residential uses listed in the R-3 zone shall be permitted (See Title B Monterey Park Zoning Code) unless modified as follows:
 - i. Modifications shall allow for commercial uses on the ground floor frontage that generate pedestrian activity such as cafes, tea shops, restaurants, bookstores, floral shops, bakeries, retail shopping, commercial recreation and entertainment spaces, personal and convenience stores, travel agencies, barber or beauty parlors, childcare facilities, art galleries and stores, professional offices and other uses determined by the Planner as appropriate;
 - ii. Residential units are not permitted on the ground floor except in lobbies and entries to residentially located units on upper floors.
- b. All commercial activities shall be conducted wholly within an enclosed building, except that restaurants may have outdoor eating areas. Retail kiosks and wireless computer services may be permitted in outdoor plazas/public gathering spaces. Other commercial activities may be permitted outdoors for special events such as farmer's markets or community cultural affairs;
- c. It is intended that the ground floor frontage of major streets be devoted to retail, restaurant, and other pedestrian friendly uses. The ratio of commercial uses to the total usage should vary depending on unique site conditions. However, in the MU-I classification, a minimum of 15% of the gross floor area of a mixed-use project, or 70% of the ground floor frontage at a minimum depth of 25 feet on major corridors (excluding driveways and pedestrian entries), whichever is greater, shall determine the amount of commercial ground floor use;
- d. Square footage of Doctor's Offices or professional clinics must be limited to within 10% of the total square footage of the development and situated above the 1st floor level.
- e. Uses prohibited in the MU-I classifications include:
 - i. Wholesaling activities;

- ii. Warehousing and storage facilities;
- iii. Bars not associated with restaurants;
- iv. Laboratory, hospital, or medical facility;
- v. Drive thru businesses;
- vi. Vehicle sales, service and repair businesses.

The City may consider permitting some of these prohibited uses with a Conditional Use Permit.

Table VI-1

Permitted Uses		
Art or art supplies stores	Gift shop	Photographic supplies
Art or photographic supplies store, gallery or studio	Gunsmith	Piano Sales and Service
Bakery (provided all products manufactured on the premises shall be sold only on the premises)	Haberdashery store	Picture framing
Bakery (sales only)	Hardware store	Porcelain dental laboratory (not exceeding seven hundred fifty square feet in floor area and only when located above a main or ground floor)
Barbershop or beauty only	Health food store	Public stenographer
Beauty supplies/Cosmetic Shop	Hobby Shop and Supply	Radio and television sales and service
Bicycle Shops	Home improvement/Hardware store	Religious goods store
Book or stationary store	Household appliance store	Restaurant, tearoom, café (provided that the sale of liquor or alcoholic beverages shall be prohibited on premises within two hundred feet of an R zone)
Cleaners	Ice Cream store or parlor	Service businesses
Clothing and apparel (new only)	Jewelry sales and Repair	Shoe store or repair shop
Coffee shop	Juice Bar/Health Food	Specialty Food Sales
Confectionary store	Leather goods sales	Sporting goods store
Craft shop	Laundry or dry cleaning establishment	Shipping/Postal Service
Delicatessen	Lodge hall	Stamp and coin shop
Discount store	Luggage Shop	Stock exchange and broker
Doctor's office (and clinic)	Meat market (no processing)	Studio-music or dance (when located on second or succeeding story)
Dry goods or notions store	Museum	Tailor
Drugstore	Music store	Tax consulting services
Home furnishings	Movie Theater	Tobacco store
Electronic appliances (sales and services)	Maternity shop	Travel Bureau
Employment agency	Novelty shop	Variety Store
Financial Services/Banking	Newsstands	Vacuum cleaners sales and service
Fitness center/Health Club/Gym	Office (business or professional, when located on second story or above)	Video sales and Rental (according to the ordinances stipulated in C-B)
Florist	Office (supplies and equipment sales and service)	
Floor covering (sales, no cleaning)	Optometrist/Eyewear	
Food store (including fruit and vegetable store in an enclosed building)	Paint and wallpaper store	
	Pet shop and pet supply shop	
	Pharmacy	
	Photo Development	
	Photocopying/Graphic Design	
	Photographic (processing where the development process is contained within automated equipment)	

3. DEVELOPMENT STANDARDS

a. BUILDING INTENSITY

- i. The maximum base floor area ratio (FAR) and the density bonus for the commercial projects and projects that integrate commercial and residential uses (mixed-use) are defined in the Land Use Element of the General Plan. The Housing Element for may also permit an additional bonus for affordable housing. The General Plan may allow a density bonus of 0.25 for high-quality mixed-use projects that the Planning Commission and the Design Review Board determine meet the development standards and design guidelines.
- ii. As an incentive to include certain amenities needed in Downtown, up to an additional 0.75 FAR may be permitted for mixed-use projects through one or a combination of the following (see also Table 5-1, section III-A-2 of the Downtown Monterey Park Mixed-Use and Pedestrian Linkages Plan):
- iii. The provision of a substantial number of additional parking spaces for public use in excess of those required for other use on-site, provided that the project site is located in an area with a deficiency of public spaces. (That is, there are a number of businesses with little or no parking.) These additional spaces are to be available at no or normal cost through a metered or validation system and adequate signage must be provided to direct patrons to this parking;
- iv. The construction of a public parking structure off-site in the Downtown area;
- v. The provision of a major public gathering space located adjacent to a sidewalk (with ample pedestrian amenities for downtown patrons or other major pedestrian amenities), which results in open space greater than what is required in this standard;
- vi. The provision of major transit improvements adjacent to the site including an increase in sidewalk width at bus stops, new transit shelters, bicycle racks, special paving, and other pedestrian amenities;
- vii. The location of all or major portions of the parking is located underground;

- viii. The inclusion of key national tenants, large retailers, or unique tenants, such as theaters that provide nighttime use of the area, which the City wishes to attract to provide a wide range of goods and services in downtown.

Table VI-2

Maximum Floor Area Ratio for Downtown Core Sub district (MU-I)	
Maximum FAR	1.0
Mixed-use bonus	0.25
Additional Incentives bonus	0.75
Total FAR	2.0

The Monterey Park Towne Centre has achieved all above amenities, therefore, the maximum FAR including bonuses and incentives for the proposed project is 2.0.

4. RESIDENTIAL DEVELOPMENT DENSITY

The maximum residential density permitted in the General Plan is 30 dwelling units per acre. This number is for projects that contain both commercial and residential accommodations.

According to Downtown Monterey Park Mixed-Use and Pedestrian Linkage Program, as an incentive to provide certain amenities in the proposed project, density can be increased up to 55 units per acre.

a. Amenities provided in this project are as follows:

- i. The provisions of a major public gathering space located adjacent to the sidewalk with ample pedestrian amenities, which results in open space greater than what is required in this standard;
- ii. The provision of a major transit improvements including an increase in sidewalk width at bus stops, new transit shelters, bicycle racks, special decorative paving, pedestrian lighting, and other pedestrian amenities;
- iii. The provision of housing types and unit sizes that contributes to a wide variety of residential products in the downtown;
- iv. The construction of a public parking structure on-site in the downtown area;
- v. The inclusion of key national tenants, large retailers, or unique tenants that provides nighttime use of the area;
- vi. A community room which can be used by residents.

All of the above amenities are included in the design of the Monterey Park Towne Centre. The proposed residential density is, therefore, 50 units per acre, below the total allowable limit. (See Table VI-3.)

Table VI-3

Residential Density Requirement and Comparison		
Standards	Density Allowances	
	Zone Type	Dwelling Density(Units/Acre)
City of Monterey Park Residential Zoning Standards	R-1	0-7
	R-2	9-12
	R-3	12-20
General Plan Residential Land Uses	Low Density Residential (LDR)	0-8
	Medium Density Residential (MDR)	0-16
	High Density Residential (HDR)	0-25
	Mixed Commercial and Residential	30
Pedestrian Linkages Plan	Mixed-Use with Incentives	55
Monterey Park Towne Centre	Density	50

Table VI-4

Square Footage and Type of Usage			
Usage Type		Square Footage (SF)	Total SF
Street Level Retail Load	Anchor A	15,161	
	Shop (Garvey Ave.)	4,676	
	Shop (Garfield Ave., Central)	8,594	
	Shop (Garfield Ave., South)	4,106	
			32,410
Terrace Level Retail Load	Anchor A	23,781	
	Anchor B	7,036	
	Shops (Garfield Ave., Central)	8,139	
			38,956
Residential Lobby			648
Residential			114,240
Parking			224,663
Total Gross Building Footage 451,253			
Total Square Footage of Site Area 95,470			

5. PEDESTRIAN ORIENTATON AND SETBACKS

- a. A minimum width of the pedestrian realm is required along the frontage of the proposed mixed-use projects. This pedestrian realm width is measured from the curb after any required widening per the following guidelines:
 - i. 15 feet on Garvey (today's sidewalks are 10 feet-15 feet resulting in up to 5 feet additional setback on private property);
 - ii. 12 feet on Garfield (today's sidewalks are 4.5 feet to 7.5 feet resulting in up to 7.5 feet additional setback on private property)
- b. Non-residential and commercial uses shall be located at or within 5 feet of the exterior edge of the public realm at or near the same elevation as the sidewalk. Additional setbacks up to 10 feet are permitted for outdoor dining, pedestrian entrances, pedestrian arcades, or building articulation;
- c. Additional front setbacks beyond 10 feet are permitted for a public gathering space, pocket parks, or open spaces oriented to the pedestrian realm;
- d. Entrances to non-residential commercial uses and mixed-use projects shall be directly from the adjoining sidewalks;
- e. Windows and doors of clear glass shall be provided in 50 percent lineal ground floor building frontage along streets;
- f. Clear pedestrian connections that are well marked, attractive and human scaled shall be provided between various uses, parking street sidewalks and public spaces such as plazas, courtyards, and recreational areas.

6. SIDE AND REAR SETBACK AND MINIMUM LOT DEVELOPMENT STANDARDS

For side and rear setbacks, the following are required:

- a. When adjacent to the streets, no side yards are required;
- b. When adjacent to an R zone, the rear yard shall be at least 15 feet in depth;
- c. When the lot is separated from an R-zone by an alley, a rear setback of 15 feet shall be provided. The required yard depth shall be measured from the centerline of the alley. The rear yard may be used for parking or loading;

7. BUILDING HEIGHT DEVELOPMENT STANDARD

- a. Maximum building height permitted is 75 feet;
- b. Building height shall transition from the maximum building height permitted in the General Plan to a lower building height adjacent to an area designated in the General Plan as Low Density Residential;
- c. Rather than a continuous maximum height, the building height of buildings shall vary to provide human scale, contribute to community image, and improve the pedestrian experience of mixed-use connections;
- d. To create human scale adjacent to the public realm along Garvey and Garfield Avenues, the building height at the edge of the public realm shall not be greater than (40 feet) and step back at a 45-degree angle for a maximum distance of 20 feet;
- e. Unoccupied towers, elevators, stairwells, and similar architectural features may project an additional 10 feet beyond these height limits and should be placed to create variety in massing.

8. OPEN SPACE DEVELOPMENT STANDARD

- a. Open space and recreation space shall be provided for each mixed-use project. The required minimum amount of open space for mixed-use projects is two hundred (200) square feet per unit. The minimum open space may be met through a combination of common and private open spaces. All required open spaces shall be usable;
- b. The requirement for open space may not be satisfied through the utilization of parking areas, driveways, service areas, or usable slope.
- c. Fifty (50) percent of the open space area required may be provided in the private open space such as patios and balconies; however, such private open space must have a minimum area of 75 square feet and a minimum dimension of 7 feet;
- d. A minimum of twenty-five (25) percent of the common open space shall be planted area with trees, shrubs and gardens. Planters and planting containers may be counted toward this requirement;
- e. Common open space shall require a Minimum width of 10 feet and be a minimum area of 200 square feet. Common open space may be located on roofs, podium, and decks;

- f. Up to ten percent (10%) of the common open space may be provided in an indoor recreational area such as a gymnasium or community room.

Table VI-5

Open Space				
Requirement: 200 SF open space/109 units				21,800 SF
Monterey Park Towne Centre Open Space	Public Podium Level	Courtyard A	4400 SF	
		Courtyard B	7650 SF	
		Courtyard C	4410 SF	
	Private	Terraces	9156 SF	
	Total SF			369,600 SF

9. PARKING AND SERVICE DEVELOPMENT STANDARDS

Table VI-6

Parking Requirement and Comparison				
Required Parking		Number of spaces	Parking Provided	Number of spaces
Retail	71,366 sq. ft. @ 5 ps/1,000 sq. ft.	357	Basement 2	181
Public	City Requested	56	Basement	216
Residential	1 Bedroom, 7 Units @ 2 ps/d.u.	70	Street Level	67
Fourth Floor	2 Bedroom, 44 Units @ 2 ps/d.u.	74	Terrace Level	83
Fifth Floor	3 Bedroom, 58 Units @ 2 ps/d.u.	74	Mezzanine Level	85
Total Parking Spaces Required		631		
Total Parking Spaces Provided				632

- a. For parking requirements for non-residential uses, refer to Zoning Code Chapter 21.40, Off-street Parking, including regulations for shared parking analysis for mixed use and joint use development except:
 - i. For the residential portion of a mixed-use project, a minimum of two (2) spaces per unit shall be provided.
 - ii. As the mix-use designated areas are on transit corridors and are planned to be walkable, a reduction in the total number of Parking spaces (required in Chapter 21.40 of the Monterey Park Zoning Code) may be permitted for mix-use projects that contain retail, restaurant, entertainment, and neighborhood services on the ground floor if supported by shared parking and parking demand studies. However, the total parking requirement for commercial and entertainment uses

combined shall not be less than 3 spaces/1,000 square feet.

- b. Residential parking spaces shall be full sized.
- c. No more than 8% of retail parking spaces shall compact sized.
- d. Guest parking and parking for non-residential uses shall be located or assigned in such a way to distinguish it from residential parking assigned to individual units;
- e. Parking along arterial streets shall not be located within the area between the back of the pedestrian realm and a new building fronting on the pedestrian realm;
- f. Loading space requirements per Underlying Zone; however, if there is no commercial space on the ground floor of a residential building, a loading space shall not be required.